



post

Memorandum

Date: October 23, 2007

To: MSHDA Board

From: Mary Griffiths, Director Administrative Operations

RE: Public Comment FY 2007-2008 QAP

There are many things to celebrate in the QAP.

We applaud the parts of the plan that make money available for the much needed preservation projects and especially those parts that retain the special needs set aside for people with special needs.

We appreciate that the requirement for other types of projects (non special needs) to have a minimum set aside for special needs has been retained.

We also thank you that the prohibition against scattered site single family projects has been eliminated in the QAP.

We are pleased to see the good news that the prevailing wage requirement was eliminated.

We support your commitment to two new subsidy sources to supportive housing projects, capital subsidy and vouchers.

There are several things in the QAP that cause us great concern and we ask that you reconsider these sections of your QAP.

The set aside reduction has been lowered down to 15%. This is too limiting and does not provide adequate opportunity for the need expressed in our community.

The newly released scoring criteria for applications are heavily biased toward distressed areas, empowerment zones, cool cities, etc. It will be extremely difficult to score enough points to do anything in Oakland County, outside of possibly Pontiac or Oak Park, unless perhaps it's a preservation project.

We are now even more concerned that the tax credits will go to large projects that promote concentrations of poverty. This is our primary concern that we originally cited, along with the heavy bias away from most communities in Oakland County.

Thank you for this opportunity to comment on the QAP

Sincerely,

Mary Griffiths